

LEGAL DESCRIPTION

The South 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4, less the East 35 feet thereof in Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida.

TOGETHER WITH:

The South 25.00 feet of the North 1/2, of the South 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida, LESS therefrom the following described parcel of land; COMMENCING at the Southwest Corner of the North 1/2, of the South 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East; thence run N02deg11min44secW along the West Line of the said North 1/2, of the South 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4 of Section 4 for a distance of 15.50 feet to the POINT OF BEGINNING of the excepted parcel; thence from the above established POINT OF BEGINNING continue N02deg11min44secW along the said West Line of the North 1/2, of the South 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4 of Section 4 for a distance of 9.50 feet to a point; thence 25.00 feet North of, as measured at right angles, the said South Line of the North 1/2, of the South 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4 of Section 4; thence run N87deg31min40secE parallel to and 25.00 feet North of, as measured at right angle, the said South Line of the North 1/2, of the South 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4 of Section 4 for a distance of 11.44 feet to a point of intersection with a circular curve concave to the Southeast; said point bearing N37deg01min57secW from the center of said curve; thence run Southeasterly along said curve to the left, having for its elements a radius of 85.00 feet and a central angle of 10deg03min49sec for an arc distance of 14.93 feet to the POINT OF BEGINNING.

LESS:

The East 35.00 feet of the South 25.00 feet of the North 1/2, of the South 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida.

AGORA PROFESSIONAL BUILDING  
SITE DATA LEGEND

ZONING AUTHORITY :	METROPOLITAN DADE COUNTY, FLORIDA
EXISTING ZONING CLASSIFICATION :	RU-5A ( SEMI-PROFESSIONAL OFFICE DISTRICT )
DESIGNATED ZONING CLASSIFICATION :	BU-1 ( NEIGHBORHOOD BUSINESS DISTRICT ) OPD ( OFFICE PARK DISTRICT )
PROPERTY ADDRESS :	8960 SW 87 TH COURT MIAMI, FLORIDA 33176
FLOOD CRITERIA:	FLOOD ZONE " AE" B.F.E. 9
NAME OF WATER AND SEWER UTILITIES:	MIAMI DADE COUNTY WATER AND SEWER
PROPOSED PRINCIPAL USE:	MEDICAL OFFICE BUILDING
LAND AREA INCLUDING R.O.W.	128,067.26 SF. OR 2.94 ACRES ( MINIMUM REQUIRED = 3 ACRES )
LOT FRONTAGE ( @ SW 87 TH COURT ):	187.82' ( MINIMUM REQUIRED =100' )
HEIGHT OF BUILDING:	ALLOWED : ( 8 STORY ) 100' MAX. PROVIDED : ( 6 STORY ) 68'-4" TO THE TOP OF THE ROOF
SET BACKS	REQUIRED : 50' FRONT, 15' SIDES AND REAR PROVIDED : 50' FRONT@ SW 87TH COURT, 15' SIDES AND REAR
PROPOSED BUILDING LOT COVERAGE:	58,891 SF. OR 46 % OF SITE
PROPOSED PAVED STREETS AREA:	17,533 SF. OR 13.69 % OF SITE

LANDSCAPED OPEN SPACE :	REQUIRED: 40 % OF SITE OR 128,076 X 0.40= 51,227 sf 80% REQUIRED AT GROUND FLOOR: 51,227 X 0.80 = 40,982 sf
	PROVIDED: 41 % OF SITE OR 51,537 sf OPEN SPACE AT GROUND FLOOR : 47,293 sf LANDSCAPE AT 4TH LEVEL : 2,162 sf LANDSCAPE AT 6TH LEVEL : 2,082 sf
	REFER TO LANDSCAPE DRAWINGS FOR GREEN AREA AND EXISTING TREE INFORMATION

F.A.R.	ALLOWED: 89,647 sf PROVIDED: 98,612 sf
F.A.R. BREAK DOWN	0.70% OF SITE FOR 6 STORY OR ( 128,067 x 0.70 ) = 90,000 sf 10 % OVER ALLOWED FAR
	LEVEL 1 Total : 33,193 sf ( 10,270 East Bldg. +22,500 West Bldg.) LEVEL 4 Total : 19,260 sf ( West Bldg. ) LEVEL 5 Total : 38,356 sf ( 19,096 East Bldg. + 19,260 West Bldg.) LEVEL 6 Total : 7,776 sf ( East Bldg. )

OFF STREET PARKING	REQUIRED : 329 PARKING SPACES ( OFFICE : 1/300 sf ) PROVIDED : 418 PARKING SPACES ( OFFICE : 1/236 sf ) ( MIN. 8'-6" W. X 18'-0" L. )
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ARCHITECT	FULLERTON DIAZ ARCHITECTS 366 ALTARA AVENUE CORAL GABLES, FL 33146 PH: (305) 442-4200 FAX: (305) 305-444-6962
LANDSCAPE	MARIANO CORRAL & ASSOCIATES 2995 S.W. 110 th AVENUE MIAMI, FL 33165 PH: (305) 551-1262 FAX: (305) 553-2088
SURVEYOR	ALBERTO LORENZO-LUCACES 923 SW 122nd AVENUE MIAMI, FL 33184 PH: (305) 220-6397 FAX: (305) 226-6403

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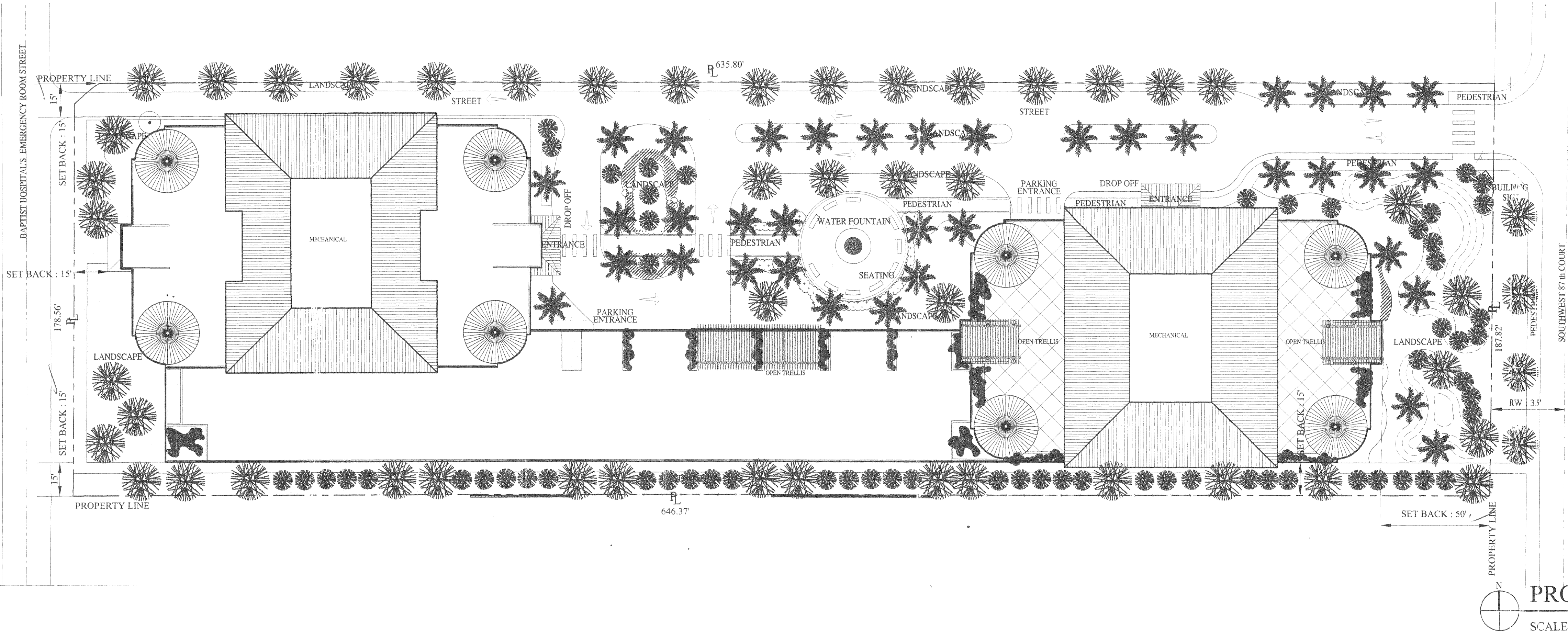
ARCHITECTURE

COVER SHEET, PERSPECTIVE

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LANDSCAPE

- LP-1 SITE LANDSCAPE PLAN
- LP-2 4TH & 6TH FLOORS LANDSCAPE PLAN



PROPOSED SITE PLAN  
SCALE: 1/30"=1'-0"

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Agora Professional Building  
8960 SW 87TH COURT MIAMI, FLORIDA 33176

Scale: AS NOTED  
Date: 10-22-2004  
Project Designer: FDA  
Drawn By: FDA  
Checked By: FDA  
Job Number: 2004-A0004  
Submittal:  
File: PLOT A-1

Drawing Title  
PLANS / LEGEND  
LOCATION MAP

No.	Description	Date:

Sheet Number

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